



Planning Department

TOWN OF ACTON
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MEMORANDUM

To: Planning Board **Date:** February 14, 2006
From: Kristin K. Alexander, AICP, Assistant Planner *KKA*
Subject: 68 Willow Street Definitive Subdivision – Sidewalk Proposal

In my 68 Willow Street Definitive Subdivision memo to the Planning Board dated 2/10/06, I stated that if the project was approved, Planning staff would prefer the applicant to construct a sidewalk segment along Willow Street in lieu of contributing to the Town sidewalk fund. Before making this recommendation to the Planning Board, however, Planning staff wanted to discuss the issue with the Engineering Department.

On February 13th, staff from the Planning and Engineering Departments met and came to the same conclusion/recommendation on the preferred location: the applicant should construct a sidewalk segment along the west side of Willow Street from Kingman Road extending north for approximately 260 feet at \$30.00 per foot of sidewalk.¹ This would bring the Willow Street sidewalk in front of 1 Kingman Road (which is at the corner of Willow Street), 103 Willow Street, and possibly 101 Willow Street. The Forest Glen (Neighborhood) Association spoke with several Willow Street residents in May 2005 (see attached Forest Glen Association Sidewalk Survey). There appears to be general support for sidewalks in that area, so obtaining easements will probably not be a significant issue. In addition, the Engineering Department has done preliminary land survey work along Willow Street and it appears that most natural and man-made features in that 260-foot stretch along Willow Street can be avoided.

For your information, the applicant has told staff in the past week that he is concerned about the safety of the children waiting for the school bus on the west side of Willow Street opposite his property; especially after it snows. Therefore, he says he would prefer to build the sidewalk in that location if he had to build it. This is staff's second choice. The Engineering Department indicates that they anticipate completing the Willow Street sidewalk in about two years. We do not recommend taking a sidewalk contribution.

Please let staff know if you have any questions. Thank you.

¹ The cost equals the approximate cost of constructing a sidewalk along the Site's proposed 257-foot private way (at the Board's construction cost equivalent value estimate for new sidewalks of \$15.00 per foot of sidewalk) and the Site's 127-foot frontage along Willow Street (at the Board's construction cost equivalent value estimate for off-site, existing road sidewalks of \$30.00 per foot of sidewalk). Where the sidewalk terminates, the applicant would be expected to connect it to the street pavement. This length varies from the length stated in Condition 3.2.15 of Decision 05-04 because the layout of the private way and lot lines have changed slightly from the Preliminary Subdivision Plan.

FOREST GLEN ASSOCIATION SIDEWALK SURVEY

(Details personally measured on May 30, 2005)

(Compiled by Dick Calandrella – Corresponding Secretary (978-263-2867))

SIDEWALK ABUTTERS - WILLOW & CENTRAL STREET

ACTON, MASSACHUSETTS 01720

→ **103 Willow Street --- Samuel Wu & Hualing Yu (978-263-2522)**

NOTE --- Diana Lin to contact

1 tree 3 feet in

1 metal pipe 3 feet in

2 mailboxes (102 & 103) near road

Edison pole 59-19 near road.

→ **101 Willow Street --- Kaleta B. Fraizer (978-263-3397)**

NOTE --- Russ Hart to contact --- Russ spoke with Kaleta who is in favor of sidewalks and is willing to sacrifice a little land to protect the trees along the roadway

2 trees 15 feet in and 11 feet in

3 mailboxes (99 & 100 & 101) 2 feet in

Edison pole 59-18 near road.

93 Willow Street --- Dale & Mary Wilson (978-263-3133)

NOTE --- Dick Calandrella to contact --- Dick spoke with Mary Wilson who says she and husband are in favor of the sidewalk. They have 2 concerns. (1) Will their stone wall be impacted (they earlier worked with town officers to build it where it is, and believe its location meets town regulations and will be okay. And (2) they would like the tree along the road to remain (if possible) with the sidewalk built around it.

stone wall 11 feet in

3 trees 8 feet in

4 mailboxes (90 & 92 & 92B & 93) 2 feet in

Edison pole 59-17 near road.

83 & 85 Willow Street --- Charles & Martha Sisson (978-263-7643)

NOTE --- Dick Calandrella to contact --- Dick called on May 20 at 6:45 p.m. -- left voice mail

#1 double trunk tree 6 feet in

3 mailboxes (68 & 83 & 84) 2 feet in

stop sign 4 feet in

speed limit 30mph sign on road

Edison poles 59-19 & 59-15 & 59-13 near road.

77 Willow Street --- James Fenton, Trustee / Fenton Realty Trust

NOTE --- Dick Calandrella to contact

mailboxes (76 & 77 & 80) 1 foot in

Edison pole 59-11 near road.

63 Willow Street --- Joseph & Ann Glannon (978-263-2823)

NOTE --- Russ Hart to contact --- Russ spoke with Joe --- in favor of sidewalks as long as none of his property is taken

wire fence 6-7 feet in

mailbox (63) 2 feet in

Edison poles 59-12 & 59-11 near road.

51 Willow Street --- James L. Richey, Jr. (978-263-1347)

NOTE --- Dick Calandrella to contact --- Richey called Calandrella & said he has been fighting for sidewalks for years. He is very much on favor of the project.

land slopes steeply up from street

stop sign 3 feet in

mailboxes (46 & 51) 2 feet in.

45 Willow Street --- Joshua & Janet Geller-McGrath (978-263-5254)

NOTE --- Dick Calandrella to contact --- Dick on May 20th spoke with Joshua who says they planted hemlock trees 10 feet in after checking with the town which said it was okay. New road appears to be wider, he says, will trees be okay. He is in favor of sidewalks.

line of hemlock trees 10-12 feet in

1 tree 3 feet in beside driveway and front walkway

mailbox (45) 2 feet in.

35 Willow Street (corner of Homestead) --- Robert & Lolita Kotsopoulos Farrar (978-263-1316)

NOTE --- Dick Calandrella to contact --- Dick on May 20th spoke with Lolita who said they planted about 24 trees 6 feet off the road (town said okay), and they do not want to move them since it would cost a small fortune to replace. Also have a mugo pine tree and rock about 4 feet in from road. In favor of sidewalks but have some concerns about their trees and the taking of any property. --- Dick met Robert (May 28) who said he is in favor of sidewalks, and will work with town officials to see what can be saved or moved or taken out

small mugo pine tree & big stone 3-4 feet in

ground cover 3-4 feet in

mailbox (35) 2 feet in

21 Willow Street --- Philip Scarbro & Allison Hammer (978-264-3182)

NOTE --- Allen Nitschelm to contact --- Allen spoke with Allison who is in favor of sidewalks. Dick Calandrella on May 20th spoke with Allison who said she is in favor of sidewalks but there is a hedge along the property that Phil is concerned about (not her). Will the town move the hedge or does it have to go? --- Dick met Phil & Allison & daughter (May 28) and they said they would work with town officials to see what can be saved or what has to be moved or taken away.

- # line of hedges 6-8 feet tall 5 feet in
- #/ white picket fence 6 feet in
- # line of plants in front of fence 5 feet in
- # big tree 7 feet in
- # small growth 4 feet in
- # mailbox (21) 3 feet in.

13 Willow Street --- Garrison E. Crowell (978-263-8835)

NOTE --- Dick Calandrella to contact --- Dick called on May 20th at 7:05 p.m. – no answer. Called again on May 27th at 7:20 p.m. – now answer.

- # 2 big trees 8-9 feet in
- # speed limit sign 30mph 3-4 feet in

9 Willow Street --- Atenap Realty Trust / c/o Sal's Auto & Truck (978-263-2614)

NOTE --- Allen Nitschelm to contact --- Allen called and left message, then later spoke with Sal who said he is in favor of sidewalks.

- # no obstructions on land along street
- # big dog

33 Summer Street (corner of Willow) --- David & Julie Tucker (978-263-9605)

NOTE --- Dick Calandrella to contact --- Dick called on May 20th about 7:10 p.m. Julie asks a lot of questions about property rights. She asks (very seriously) if the town will rebate 10 feet worth of property taxes and she expects an answer. Basically in favor. Julie calls back and asks more questions about right of way. Talks about trees on the hill and will the hill be leveled and trees cut down. Wants to be kept informed and wants to make sure the town officials talk with her when they are going to do the sidewalk project.

- # 4 way stop sign 2-3 feet in
- # no trees along Willow street side, but on hill behind the house.

→ **1 Kingman Road (corner Willow) --- David & Patricia Visocchi (978-263-6239)**

NOTE --- Dick Calandrella to contact --- Dick spoke on May 20th with Patricia who is very much in favor of sidewalks. Walks a lot and is concerned. Says trees on corner of Kingman & Willow block the view down Willow and hopes they will be removed.

- # land slopes down
- # 4 trees 3-4 feet in (3 big ones & 1 with 3 trunks)
- # mailbox (106) 3 feet in

236 Central Street --- Atenap Realty Trust / c/o Sal's Auto & Truck (978-263-2614)

NOTE --- Allen Nitschelm to contact --- Allen called Sal's and left message, then spoke with Sal who said he is in favor of sidewalks

some form of sidewalk is already there in front of his garage

240 or 242 Central Street --- Lillian Gallant, Trustee / Gallant Realty Trust (978-263-3500)

NOTE --- Dick Calandrella to contact

sidewalk already there

END